Davidson County DEEDWARR
Recvd: 03/02/01 15:42 2pgs
Fees:11.00 Taxes:266.40

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TNI-17601

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $72,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of February, 2001.

My commission expires: 7-26-03

Notary Public

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: TransContinental Title Company, 2630 Elm Hill Pike, Ste, 100, Nashville, TN 37214
474 MORTON ST. NASHVILLE, TN 37211	Return To: TransContinental Title Company, 2630 Elm Hill Pike, Ste. 100, Nashville, TN 37214

map & parcel no. 119-13/134.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

VIRGINIA BEASLEY, an unmarried woman

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

BETTINA LEWIS, an unmarried woman.

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

A CERTAIN OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING LOT NO. 61 ON THE MAP OF COLLEGE HEIGHTS, AS OF RECORD IN BOOK 332, PAGE 19, REGISTER'S OFFICE FOR SAID OCUNTY, SAID LOT 61 FRONTS 60 FEET ON THE NORTHERLY SIDE OF MORTON STREET AND RUNS BACK BETWEEN PARALLEL LINES WITH THE EASTERLY MARGIN OF MEAD, FORMERLY MYRTLE AVENUE, 169 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO THEODORE W. DAVIS AND WIFE, GRACE S. DAVIS BY WARRANTY DEED FROM WILLIAM A. MARKS AND WIFE, MATTIE MARKS DATED NOVEMBER 20, 1947 AND RECORDED NOVEMBER 21, 1947 IN BOOK 1542, PAGE 135, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
Theodore W. Davis now being deceased.
AND BEING THE SAME PROPERTY CONVEYED TO VIRGINIA BEASLEY BY AFFIDAVITS OF HEIRSHIP RECORDED SIMULTANEUOSLY HERE WITH.

Property Address: 474 MORTON ST., NASHVILLE, TN 37211

This conveyance is made subject to:

1. 20__ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book ____, page ____, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 22nd day of February, 2001.

Virginia Beasley

State of Tennessee
County of Davidson

On this 22nd day of February, 2001, before me personally appeared Virginia Beasley to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal,
My Commission expires:

7-24-03

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property